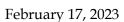
Erin Santiago

Arborist FL-5705A | LIAF Inspector #2018-0214 The Santiago Group LLC thesantiagogroupllc@gmail.com (954) 947-1087



ISA Certified Arborist Report

The following is an arborist report for 4650 Allison Road in Miami Beach, Florida. The purpose of this report is to evaluate the condition of the trees.

This report is not a risk assessment on a Level 2 or 3 as described by the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9: Tree, shrub, and Other Woody Plant Management – Standard Practices. The Santiago Group LLC cannot be held liable for damage to the tree or damage caused by the trees.

Methods:

An on-site visual inspection at ground level was made on February 10,2023 to observe the trees. The size of each tree was measured as diameter at breast height (DBH), breast height being 4.5 feet above ground utilizing diameter measure tape. Canopy spread diameters and tree heights were estimated in feet. Some DBH measurements were estimated when access to the tree or tree parts could not be obtained. This report describes all trees on site and includes pictures. Refer to the Tree Disposition Plan for locations and proposed actions.

The condition rating of each tree is described as Good, Moderate, or Poor. Please refer to ANSI A300 (Part 5)-2012: Management - Annex A-2 for an explanation of non-numeric condition ratings used herein. The ANSI A300 (Part 5)-2012: Management 54.7.1.1 f formula to determine Tree Protection Zone (TPZ) was not applied to palms in this report.

Appendixes:

Please see Appendix A for Tree Inventory & Conditions, Appendix B for Photographs, and Appendix C for Tree Protection Specifications.

Respectfully submitted,

Erin Santiago

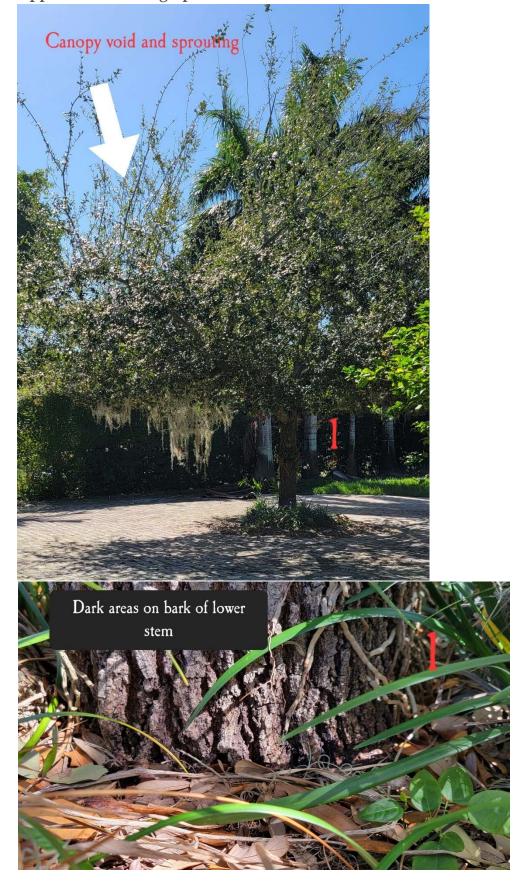
ISA Certified Arborist FL-5705A | LIAF Inspector #2018-0214

Appendix A: Tree Inventory & Conditions

Live Oak	Tree	Common Name	DBH	Height	Diameter Canopy	TPZ Radius	Caralities	Mate
Live Ook	#	Botanical Name	(inches)	(feet)	(feet)	(feet)	Condition	Note
Orange Tree	1		12	24	25	11	Madayata	stress response. Canopy void on east side. Dark areas on trunk, especially toward the base, could be the result
Orange Tree	1	Quercus virginiana	13	24	35	11	Moderate	
3	2	_	10	17	12	8	Poor	surviving relocation. Possible citrus greening. Decay at base of codominant stems. Dieback on northern and western stems. Bracing
Solitaire Palim		Spindle Palm		10CT				
Solitaire Palim	3	'	14	1	8	3	Good	Mild nutrient deficiency
Solitaire Palm (dbl)				1				,
Solitaire Palm (dbl)	4	Ptychosperma elegans	3	210A	5	3	Poor	Undersized per code.
5 Ptychosperma elegans 4 25OA 4 3 Moderate Undersized per code. Normal. 6 Ptychosperma elegans 3 22OA 5 3 Moderate Undersized per code. Normal. 7 Ptychosperma elegans 4 25OA 7 3 Moderate Undersized per code. Normal. 8 Ptychosperma elegans 11CT 8 3 Moderate Undersized per code. Normal. 9 Ptychosperma elegans 5 24OA 8 3 Moderate Undersized per code. Normal. 10 Royal Palm 1 15CT 15OA 8 3 Moderate Undersized per code. Normal. 11 Royal Palm 3 3CCT 3CCT 3 Moderate Undersized per code. Normal. 11 Royal Palm 3 3CCT 3 Moderate Nutrient deficiency 12 Royal Palm 3 3CCT 3 Moderate Nutrient deficiency 12 Royal Palm 3 <td< td=""><td></td><td></td><td></td><td>22CT</td><td></td><td></td><td></td><td>·</td></td<>				22CT				·
Solitaire Palm	5		1	1	4	2	Moderate	Undersized per code Normal
Solitaire Palm (dbl)			4		4	3	Moderate	Officersized per code. Normal.
Solitaire Palm (dbl)	6		3		5	3	Moderate	Undersized per code Normal
Spindle Palm		i , , , , , , , , , , , , , , , , , , ,				<u> </u>	Wioderate	ondersized per code. Normal.
Spindle Palm	_	, ,		1	_			
Solitaire Palm (tpl)	/	Ptychosperma elegans	4	250A	/	3	Moderate	Undersized per code. Normal.
Solitaire Palm (tpl) Ptychosperma elegans S 240A 8 3 Moderate Undersized per code. Normal. Royal Palm Roystonea regia 20 450A 22 5 Moderate Nutrient deficiency Royal Palm Roystonea regia 20 490A 25 5 Moderate Nutrient deficiency Royal Palm Roystonea regia 9 220A 8 5 Poor Chlorotic crown. Royal Palm Roystonea regia 9 220A 8 5 Poor Chlorotic crown. Royal Palm Roystonea regia 22 450A 25 5 Moderate Nutrient deficiency Magnolia 32CT		Spindle Palm		11CT				
9 Ptychosperma elegans 5 24OA 8 3 Moderate Undersized per code. Normal. 10 Royal Palm 32CT 32CT 32CT Royal Palm 34CT 34CT 34CT 11 Roystonea regia 20 49OA 25 5 Moderate Nutrient deficiency Royal Palm 18CT 8 5 Poor Poor chlorotic crown. 13 Roystonea regia 9 22OA 8 5 Poor chlorotic crown. 13 Roystonea regia 22 45OA 25 5 Moderate Nutrient deficiency Magnolia 3 22 45OA 25 5 Moderate Nutrient deficiency Magnolia grandiflora 3 9 4 3 Poor budding out. Monitor. Roystonea regia 37 45OA 35 5 Moderate Northern stem is in conflict with roof. Adventitious roots likely a result of irrigation pattern. Diminutive third 4 Adventitious roots likely a result of irrigation pattern. Diminutive third 16 Phoenix roegelenii 11 13OA 17 5 Moderate Nutrient deficiency. Small fruit. 17 Coconut Palm 24CT <	8	Hyophorbe verschaffeltii	15	150A	8	3	Moderate	Mild nutrient deficiency
Royal Palm Roystonea regia 20 450A 22 5 Moderate Nutrient deficiency		1						
Royal Palm Roystonea regia 20 45OA 22 5 Moderate Nutrient deficiency	9		5		8	3	Moderate	Undersized per code. Normal.
Royal Palm Roystonea regia Royal Palm Royal Palm Roystonea regia Roystonea regi		·						
11 Roystonea regia 20 490A 25 5 Moderate Nutrient deficiency	10	Roystonea regia	20	450A	22	5	Moderate	Nutrient deficiency
Royal Palm Roystonea regia 9 220A 8 5 Poor chlorotic crown. Royal Palm Roystonea regia 9 220A 8 5 Poor chlorotic crown. Royal Palm Roystonea regia 22 450A 25 5 Moderate Nutrient deficiency Defoliated. Multistem. Some twig dieback. Other twigs appear to be budding out. Monitor. Royal Palm (dbl) Roystonea regia 37 450A 35 5 Moderate Northern stem is in conflict with roof. Roebellini Palm (tpl) Rococonut Palm Coconut Palm Cocos nucifera 10 260A 21 5 Moderate Nutrient deficiency. Frangipani Plumeria rubra 10 260A 21 5 Moderate Nutrient deficiency. Magnolia Northern stem is in conflict with roof. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Moderate Nutrient deficiency. Small fruit. Moderate Nutrient deficiency. Small fruit. Coconut Palm 24CT Solitaire Palm (dbl) 22CT Ptychosperma elegans 5 260A 10 3 Good Undersized per code. Normal.		Royal Palm		34CT				
12 Roystonea regia 9 220A 8 5 Poor Chlorotic crown.	11	Roystonea regia	20	490A	25	5	Moderate	Nutrient deficiency
12 Roystonea regia 9 220A 8 5 Poor Chlorotic crown.		Royal Palm		18CT				Recommend removal Diminutive and
Royal Palm Roystonea regia 22 450A 25 5 Moderate Nutrient deficiency Defoliated. Multistem. Some twig dieback. Other twigs appear to be budding out. Monitor. Royal Palm (dbl) Roystonea regia 37 450A 35 5 Moderate Northern stem is in conflict with roof. Roystonea regia 37 450A 35 5 Moderate Northern stem is in conflict with roof. Roebellini Palm (tpl) Rococonut Palm Cocconut Palm 17 Coccos nucifera 10 260A 21 5 Moderate Nutrient deficiency. Small fruit. Cocconut Palm 18 Coccos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Small fruit. Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) 20 Ptychosperma elegans 5 260A 10 3 Good Undersized per code. Normal.	12		9	1	8	5	Poor	
13 Roystonea regia 22 450A 25 5 Moderate Nutrient deficiency Magnolia Magnolia grandiflora 3 9 4 3 Poor budding out. Monitor. Royal Palm (dbl) 32CT A50A 35 5 Moderate Northern stem is in conflict with roof. Roebellini Palm (tpl) 8CT A60A 17 5 Moderate Stem. Coconut Palm 14CT Cocos nucifera 10 260A 21 5 Moderate Nutrient deficiency. Small fruit. Coconut Palm Cocos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Small fruit. Frangipani Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) 22CT Solotal Solotal Roys of Solitaire Palm (dbl) 24CT Solitaire Palm (dbl) 3 Good Undersized per code. Normal.				1	-			
Magnolia Magnolia Magnolia grandiflora Royal Palm (dbl) Roystonea regia Roebellini Palm (tpl) Rocosnucifera Coconut Palm Cocos nucifera Prangipani Plumeria rubra Solitaire Palm (dbl) Phychosperma elegans Magnolia grandiflora 3 9 4 3 Poor budding out. Monitor. Moderate Northern stem is in conflict with roof. Adventitious roots likely a result of irrigation pattern. Diminutive third irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Adventitious roots likely a result of irrigation pattern. Diminutive third stem.	13	1 -	22	450A	25	5	Moderate	Nutrient deficiency
Royal Palm (dbl) Roystonea regia 37 450A 35 5 Moderate Northern stem is in conflict with roof. Roebellini Palm (tpl) Roebellini Palm (tpl) 11 130A 17 5 Moderate stem. Coconut Palm Coconut Palm Coconut Palm Coconut Palm 18 Cocos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Small fruit. Frangipani Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) Ptychosperma elegans 5 260A 10 3 Good Undersized per code. Normal.	14	_	3	g	4	3	Poor	dieback. Other twigs appear to be
15 Roystonea regia 37 450A 35 5 Moderate Northern stem is in conflict with roof.			-					
Roebellini Palm (tpl) Roebellini Palm (tpl) Phoenix roegelenii 11 130A 17 5 Moderate stem. Coconut Palm Cocos nucifera 10 260A 21 5 Moderate Nutrient deficiency. Small fruit. Coconut Palm Cocos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Frangipani Plumeria rubra Solitaire Palm (dbl) Ptychosperma elegans Coconut Palm Coconut Palm Solitaire Palm (dbl) Coconut Palm Coconut Palm Solitaire Palm (dbl) Coconut Palm Coconut Palm 24CT 3600 Adventitious roots likely a result of irrigation pattern. Diminutive third stem. Moderate Nutrient deficiency. Small fruit. Solitaire Palm (dbl) 22CT Good Not a tree Coconut Palm Coconut Palm 24CT	15		37		35	5	Moderate	Northern stem is in conflict with roof
Coconut Palm Cocos nucifera 10 260A 21 5 Moderate Nutrient deficiency. Small fruit. Coconut Palm Cocos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Moderate Nutrient deficiency. Frangipani Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) Ptychosperma elegans 5 260A 10 3 Good Undersized per code. Normal.		Roebellini Palm (tpl)		8CT				Adventitious roots likely a result of irrigation pattern. Diminutive third
17 Cocos nucifera 10 26OA 21 5 Moderate Nutrient deficiency. Small fruit. Coconut Palm 24CT 18 Cocos nucifera 10 31OA 22 5 Moderate Nutrient deficiency. Frangipani 19 Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) 22CT 20 Ptychosperma elegans 5 26OA 10 3 Good Undersized per code. Normal. Coconut Palm 24CT	16	· ·	11		17	5	Moderate	stem.
Coconut Palm Cocos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Frangipani Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) Ptychosperma elegans Coconut Palm Coconut Palm 24CT Solitaire Palm Coconut Palm 24CT Solitaire Palm Coconut Palm 24CT	17		10	1	21	_	Moderate	Nutriant deficiency Consultanit
18 Cocos nucifera 10 310A 22 5 Moderate Nutrient deficiency. Frangipani 19 Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) 22CT 26OA 10 3 Good Undersized per code. Normal. Coconut Palm 24CT 24CT 0	1/	-	10		21	3	Moderate	Nutrient deliciency. Small fruit.
Frangipani 19 Plumeria rubra 6 13 10 5 Good Not a tree Solitaire Palm (dbl) 20 Ptychosperma elegans 5 260A 10 3 Good Undersized per code. Normal. Coconut Palm 24CT	12		10	1	22	5	Moderate	Nutrient deficiency
19Plumeria rubra613105GoodNot a treeSolitaire Palm (dbl)22CT3GoodUndersized per code. Normal.20Ptychosperma elegans526OA103GoodUndersized per code. Normal.Coconut Palm24CT3CodeCod	10		10	310A		, ,	Moderate	Numerit deficiency.
20 Ptychosperma elegans 5 26OA 10 3 Good Undersized per code. Normal. Coconut Palm 24CT 0 0 0	19	Plumeria rubra	6	1	10	5	Good	Not a tree
Coconut Palm 24CT	20		_	1	10	2	Cood	Undersized per code Narral
	20) 5		10	3	<u> </u> 0000	ondersized per code. Normal.
	21	Cocos nucifera	11	310A	22	5	Moderate	Nutrient deficiency.

				Diameter	TPZ		
Tree	Common Name	DBH	Height	Canopy	Radius		
#	Botanical Name	(inches)	(feet)	(feet)	(feet)	Condition	Note
	Coconut Palm		16CT				
22	Cocos nucifera	9	270A	22	5	Moderate	Nutrient deficiency.
	Coconut Palm		15CT				Trunk erosion at approximately 7 foot
23	Cocos nucifera	8	240A	20	5	Moderate	above grade. Monitor.
	Royal Palm		43CT				
24	Roystonea regia	22	560A	27	5	Moderate	Nutrient deficiency.
	Queen Palm		24CT				
25	Syagrus romanzoffiana	10	300A	22	5	Good	Normal
	Solitaire Palm (dbl)		24CT				
26	Ptychosperma elegans	6	290A	12	3	Good	Undersized per code. Normal.
	Solitaire Palm		24CT				
27	Ptychosperma elegans	4	290A	8	3	Good	Undersized per code. Normal.
	<u> </u>						
20	Solitaire Palm		22CT		_		
28	Ptychosperma elegans	4	270A	9	3	Good	Undersized per code. Normal.
	Queen Palm		20CT				
29	Syagrus romanzoffiana	8	300A	18	5	Good	Normal
	Solitaire Palm (dbl)		16CT				
30	Ptychosperma elegans	4	210A	11	3	Good	Undersized per code. Normal.
- 30	Queen Palm	7	23CT			Good	Ondersized per code. Normal.
31	Syagrus romanzoffiana	8	300A	10	5	Moderate	Trunk erosion
- 31	Solitaire Palm (dbl)		24CT	10		Wioderate	Trunk Crosion
32	Ptychosperma elegans	4	290A	12	3	Good	Undersized per code. Normal.
32	Solitaire Palm (dbl)	7	20CT	12	<u> </u>	Good	Ondersized per code. Normal.
33	Ptychosperma elegans	4	240A	10	3	Moderate	Undersized per code. Normal.
	Solitaire Palm (sextuple)	7	24CT	10	<u> </u>	Wioderate	Ondersized per code. Normal.
34	Ptychosperma elegans	8	290A	12	5	Moderate	Undersized per code. Normal.
34			2307	12		Wioderate	Ondersized per code. Normal.
	Solitaire Palm (dbl)		22CT				
35	Ptychosperma elegans	5	260A	10	3	Good	Undersized per code. Normal.
	Royal Palm		33CT				
36	Roystonea regia	18	390A	21	5	Moderate	Upper fronds are small. Monitor.
							Frizzle top and severe penciling.
	Royal Palm		26CT				Recommend removal. Remediation
37	Roystonea regia	18	280A	8	5	Poor	not likely to restore palm to health.
	Royal Palm		34CT				Nutrient deficiency. Possible wind
38	Roystonea regia	14	400A	20	5	Moderate	impact.
	Royal Palm		39CT				
39	Roystonea regia	17	480A	23	5	Good	Normal
	Royal Palm		22CT				
40	Roystonea regia	18	270A	12	5	Moderate	Nutrient deficiency. Chlorosis.
40	Royal Palm	10	35CT	12	<u> </u>	Wioderate	Nutrient denciency. Chlorosis.
41	Roystonea regia	17	440A	22	5	Moderate	Nutrient deficiency. Chlorosis.
41	Royal Palm	1/	35CT		, ,	iviouerate	reactions deficiency, ethorosis.
42	Roystonea regia	19	440A	22	5	Moderate	Nutrient deficiency. Chlorosis.
44	Avocado	13	4404		, ,	Moderate	ivatilent dendency. Chiorosis.
43	Persea americana	14	23	30	12	Poor	Severe codominance at the base.
43	Fishtail Palm	74		30	14	1 001	Severe codominance at the pase.
44	Caryota mitis	25	27	10	3	Moderate	Multistem clumping palm.
44				10	3	Moderate	ividitistem cidinping paint.
	Jatropha	_		_	_		
45	Jatrophia integerrima	3	16	9	3	Moderate	Sparse.
	Solitaire Palm		2707				
16		2	27CT	0	2	Cood	Undersized per code Normal
46	Ptychosperma elegans	3	310A	8	3	Good	Undersized per code. Normal.

Appendix B: Photographs

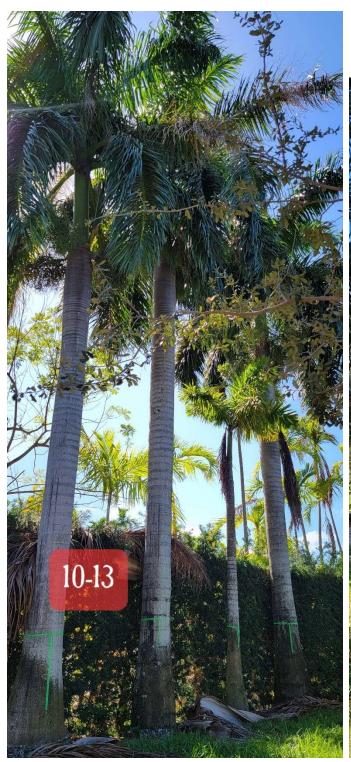










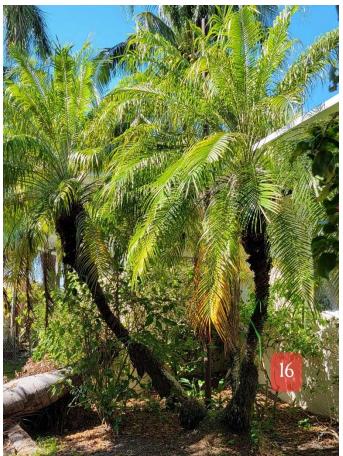


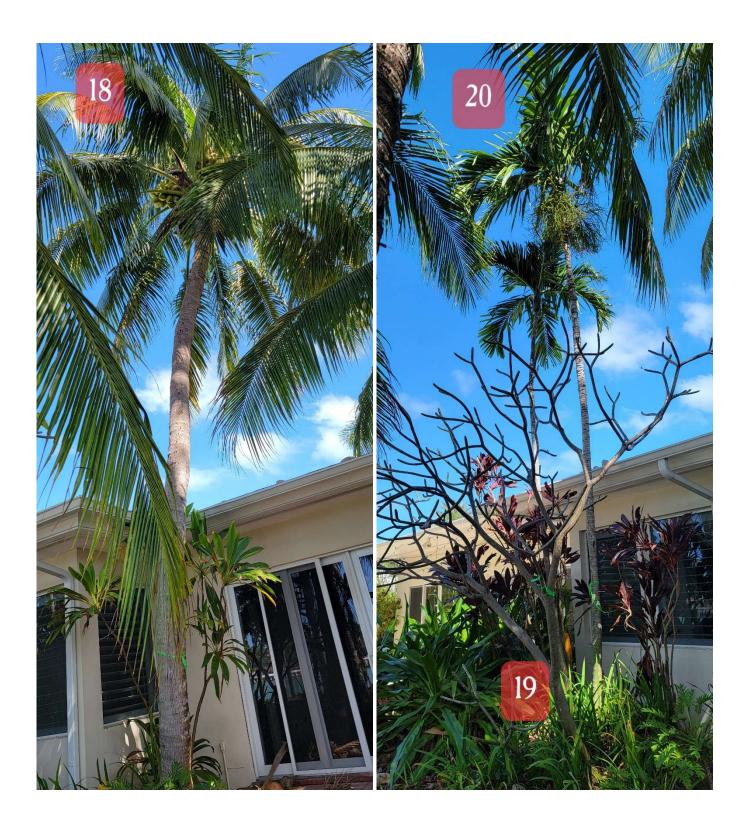




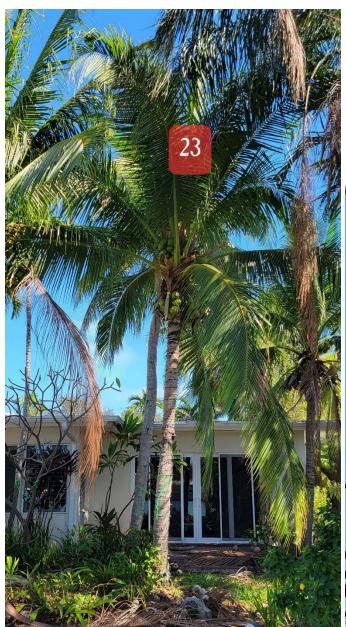










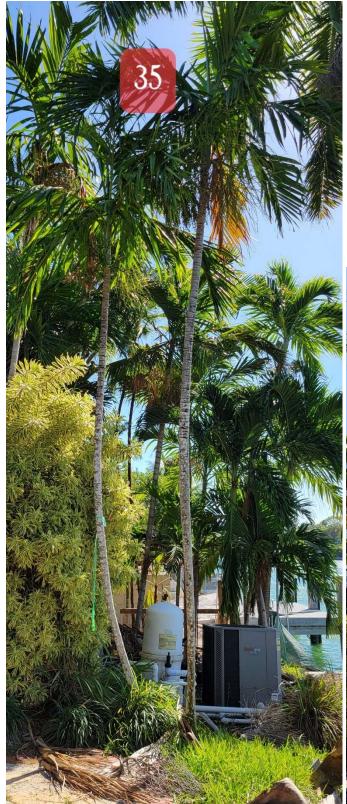






















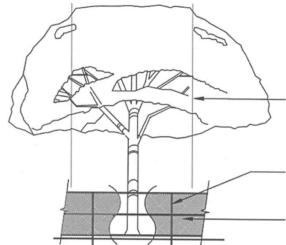


Appendix C: Tree Protection Specifications

- A. In instances where the recommended Tree Protection Zone extends over existing hardscape such as sidewalk or driveway, it may not be possible to fence the extent of the TPZ and an arborist's opinion of the extent of fencing should be sought.
- B. There may be instances where site features are proposed to be installed within the TPZ. In instances where work must be performed within the TPZ, work shall be performed under supervision of the arborist or a landscape architect and determined to be safe for the tree due to position of structural roots and ensuring likelihood of proper availability of water and gas exchange. These features will be field located at time of installation to accommodate structural roots.
- C. Recommended footage from base of trunk mentioned in matrices is an estimate only. Arborist should be consulted for direction on root pruning or protection zone changes if excavation reveals significant roots during the course of the project.

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE

CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL